

November 1, 2006

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 1, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa  
Planning Board Chairman

SJK:mn  
Encl.

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the first day of November 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
John Gober, Member  
Lawrence Korzeniewski, Member  
Steven Socha, Member

EXCUSED: Rebecca Anderson, Member  
Michael Myszka, Member  
Melvin Szymanski, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Leonard Campisano, Assistant Building & Zoning Inspector  
Robert Harris, Engineering Consultant - Wm. Schutt & Associates  
John Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:35 PM.

**PLEDGE OF ALLEGIANCE**

Motion was made by Lawrence Korzeniewski to approve the minutes from the October 18, 2006 Planning Board Meeting. Motion was seconded by John Gober and unanimously carried.

**COMMUNICATIONS -**

Administrative Item - Chair Keysa referred to Com. 11-1-11 which is a draft letter from Chair Keysa to Steven Doleski, NYSDEC regarding the Amendment to NYS Freshwater Wetlands Maps for Erie County, New Wetlands LA-17. Chair Keysa told the Planning Board that 80% of what is considered uplands area located east of Bowen Road, both north and south of William Street, will now be considered to be a large new wetland LA-17. The draft letter is asking what methodology the NYSDEC used in making this determination and why this area is now being determined to be a wetland. Chair Keysa asked the Planning Board to authorize him to send this letter to Mr. Doleski at NYSDEC. A print of hydric soils in Lancaster prepared by Earth Dimensions, Inc. will be attached to the letter. Lawrence Korzeniewski made a motion to authorize Chair Keysa to send this letter with the hydric soil print to Steven Doleski, NYSDEC. Motion was seconded by Steven Socha and unanimously carried.

## **ACTION ITEMS -**

REVISED SITE PLAN REVIEW - PROPOSED ALDI FOOD STORE, 4737 WILLIAM ST.  
CONSTRUCTION OF A 17,143 SQ. FT. FOOD STORE. PROJECT. NO. 8217. CONTACT PERSON:  
TANNER LETO, JR

This proposed project was scheduled for the October 18, 2006 meeting at which time the Planning Board requested additional information and changes .

Tanner Leto, Jr., Genesee Engineering, Joseph Cipolla, Bella Vista, William Szawranskyj, Genesee Engineering, and Pat Cipolla presented to the Planning Board the site plan for the proposed 17,143 sq. ft. Aldi Food Store. Mr. Leto stated that the three issues that needed to be addressed were the following: 1.) The main drive lane in/out on William Street; 2.) Accommodating truck traffic within the parking lot; 3.) Height of the light standards.

Main drive lane in/out on William Street - Mr. Leto explained that the revised site plan eliminates the east row of parking. This will allow for stacking and will also eliminate the jogging and curving that was shown on the previous site plan.

Accommodating truck traffic within the parking lot - The revised site plan allows for the maximum turning radius to accommodate tractor trailers. Mr. Leto stated that there will be two access roads to this project: the William Street entrance and the entrance off Transit Road onto Flix Drive. There is reciprocal agreement with Flix Theatres in place. Joseph Cipolla told the Planning Board that at the October 18, 2006 Planning Board meeting he stated that there would not be any tractor trailers making deliveries to this store, and that only mid-size trucks would be making deliveries. Since that meeting he has spoken with a representative from Aldi's, and he was informed that seven tractor trailers per week will be making deliveries to this store. This revision to the previous site plan will accommodate those tractor trailers.

Height of light standards - Mr. Leto stated that the revised site plan shows the height of the light standards to be 15-feet, which is the restricted height. Mr. Leto told the Planning Board that Town Engineer Robert Harris and Mr. Szawranskyj have resolved all other issues.

Wall pack security lights will be placed on the back of the building, and there will also be a man door on the back of the building. A sign for the store will be placed on the existing pylon on Transit Road.

Landscape plan - Mr. Leto stated that no landscape plan has been submitted to Crew Chief Terrence McCracken yet. Chair Keysa told the applicant that any recommendation for approval of this project will be contingent on Mr. McCracken's approval of a landscape plan.

Ingress/Egress on William Street - The revised site plan shows the entrance to this project on William Street moved to align with the proposed Walmart project across William Street. This entrance will be signalized. However, this signalization is subject to the construction of the Walmart project, and this project is subject to that signalization. The Planning Board stated that no building permits can be issued for this project until the revised driveway to service Flix Theatres is in place. Also, no certificate of occupancy will be issued for this project until the revised access at William Street is in place with signalization. Chair Keysa asked Dep. Attorney Dudziak to provide the Planning Board with a copy of the agreement between New York State and developers regarding road widening and infrastructure when construction of a project begins.

Councilmember Donna Stempniak stated that she feels that this project is encroaching on the property to the east of this parcel. She was against this encroachment when the Flix project came before the Town Board and she is still against this encroachment.

#### DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the revised site plan to the Town Board with the following conditions: 1.) Landscape plan must be approved by Crew Chief Terrence McCracken, 2.) Building permits for this project cannot be issued until the revised driveway to service Flix Theatres is in place, 3.) Certificate of Occupancy cannot be issued for this project until the revised access at William Street is in place with signalization. Motion seconded by Steven Socha and unanimously carried.

#### OTHER MATTERS - None

At 8:08 PM Steven Socha made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.